

APARTMENTS INSPECTION-99G

(BUILDINGS SPECIFIC FIRE SAFETY FEATURES)

KSFMO APARTMENT INSPECTION CHECKLIST - 99G

ITEM NO.	SAFETY FEATURE	REFERENCE	DESCRIPTION	MAXIMUM TIME FRAME TO CORRECT
INFO	Apartment buildings defined	91-101/19-1.3 <u>UBC SECTION 310 GROUP R DIVISION 1</u>	Apartment buildings including buildings containing three or more living units with independent cooking and bathroom facilities, whether designated as apartment houses, tenements, garden apartments, or by any other name.	NA
G01	Emergency Instructions for Residents of Apartment Buildings	91-101/31-6.5.1 <u>UFC 1303.3.1, 1303.3.5</u>	Emergency instructions shall be provided to each living unit on a yearly basis indicating the location of alarms, exiting paths, and actions to be taken, both in response to a fire in the living unit and in response to the sounding of the alarm system.	30 days
G02	Number of Exits	91-101/19-2.4.1 <u>UBC 310.4</u>	Every living unit shall have access to at least two separate exits remotely located from each other. EXCEPTION: Any living unit shall be permitted to have a single exit provided if that living unit has an exit door opening directly to the street or yard at ground level.	1 year
G03	Emergency Lighting	91-101/19-2.9.1 <u>UBC 1003.2.9</u>	Emergency lighting shall be provided in all buildings with greater than 12 living units or greater than three stories in height. EXCEPTION: Where every living unit has a direct exit to the outside of the building at grade level. See Fire Fact 005, 006, 007, 024.	1 year
G04	Interior Finish	91-101/19-3.3.1 <u>UBC SECTION 801, TABLE 8-A, 8-B</u> <u>UFC 1112</u>	The minimum flame spread of Class B (0-75) in stairways, and corridor walls and ceilings. Refer to General Checklist item 99-66 See Fire Fact 022	1 year
G05	Detection, Alarm, and Communication Systems	91-101/19-3.4.1 <u>UBC 310.10</u>	Apartment buildings with more than three stories or with more than 11 living units shall be provided with a fire alarm system. See Fire Facts 005, 006, 007, 031	3 years

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G06	Detection	91-101/19-3.4.4.1 <u>UBC 310.9.1</u> <u>UFC 1007.2.9.2.1</u>	Approved single station (only notifies occupants of room detector located) or multiple station smoke detectors continuously powered from the building electrical system shall be installed in every living unit within the apartment building regardless of the number of stories or number of apartments. When activated, the detector shall initiate an alarm that is audible <u>in the sleeping rooms of that unit</u> . This individual unit detector shall be in addition to any sprinkler system or other detection system that may be installed in the building. EXCEPTION: The single station smoke detector is not required where the building is equipped with an existing total automatic smoke detection system throughout. See Fire Facts 005, 006, 007, 031, 036	3 years
G07	Extinguishing Requirements	91-101/19-3.5.6 <u>UBC 310.9.2</u> <u>UFC 1003.2.2</u>	All high rise buildings shall be protected throughout by an approved supervised automatic sprinkler system. See Fire Facts 005, 006, 007, 045	3 years
G08	Fire Extinguishers	91-101/19-3.5.7 <u>UFC 1002, 10-1</u>	Portable fire extinguishers shall be provided in hazardous areas. Where provided, portable fire extinguishers shall be installed and maintained. See Fire Fact 044	1 year
G09	Exit Doors	91-101/19-3.6.2	Doors between living units and corridors shall be self-closing. Doors shall be equipped with latches for keeping doors closed. Doors shall resist the passage of smoke. See Fire Fact 012	3 years
G10	Heating/ Ventilating/ Air Conditioning	91-101/19-5.2.2	Unvented fuel-fired heaters shall not be used.	30 days